

DELEGATED REPORT

Application No: P/20/0261

Site Address: The Willows
Abercanaid Industrial Estate
Abercanaid
Merthyr Tydfil
CF48 1YF

Development: Construction of 4 storage units

Case Officer: Caroline Pulley

Site Visit: 5th November 2020

Application Expiry Date: 28th December 2020

Consultation reply date expired: 26th November 2020

APPLICATION SITE

The application site relates to a scaffolding and storage yard located within Abercanaid Industrial Estate. The site is irregular in shape and is reasonably flat. It measures approximately 0.12 of a hectare and is enclosed along its boundaries by a mixture of green weld mesh and vertical bar fencing. It is bound to the west by a line of semi-mature trees which form the boundary with the former Triumph factory. The eastern boundary abuts a neighbouring storage yard. To the south of the site, there is a car mechanical garage and an access way to a haulage premise.

The character of the site is reminiscent of a typical industrial estate with units of varying scales and external finishes including brickwork, cladding and rendering under steel profiled roofs. Particularly prominent is the use of palisade fencing along the main highway that crosses the centre of the site from north to south.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of four storage units on the site. Planning permission was approved in 2018 for the construction of two rows of eight storage units along the western and eastern boundaries of the site (Application Ref: P/18/0065). This permission has been implemented in part following the construction of one row of eight units along the western boundary.

This application seeks permission to erect four units on the site, two units along the southern boundary (opposite the front of units 1 and 2), and a further two units within the far northern corner (land which is currently being used as a scaffolding yard by the applicant). The building occupying units 9 and 10, would be sited within the far northern corner of the site. It would measure 12.2m wide, 8.7m in length and would have a maximum height of 3.9m. The building positioned along the southern boundary would occupy units 11 and 12 and would measure 10.4m wide, 8.7m in length with a maximum

height of 3.9m. The external walls of the two buildings would be rendered and finished in grey galvanised steel sheet cladding and their roofs would be covered in grey galvanised steel profile sheets.

It should be noted that in order to accommodate units 11 and 12, the existing vehicular access gate would need to be relocated to the centre of the southern boundary. This amendment is detailed on the submitted drawings. Planning permission was however approved for the alteration to the site entrance gate and boundary fencing as part of application P/18/0065.

PLANNING HISTORY

P/18/0381	Variation of condition 2 of planning permission P/18/0065 to allow the height of the storage units to be raised by 700mm Approved – 11.01.2019
P/18/0065	Construction of 16 storage units with associated changes to access and boundary fence. Approved – 04.09.2018

CONSULTATION

Engineering and Traffic Group Leader:	No objection.
Environmental Health Manager:	No objection.
Natural Resources Wales (NRW):	No objection.
Welsh Water:	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and two site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for

purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

TAN 15 – Development and Flood Risk provides guidance on how flood risk should be assessed through the planning process.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW6 – Hoover Strategic Regeneration Area

Policy SW11 – Sustainable design and Placemaking

Policy SW12 – Improving the Transport Network

Policy CW1 - Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EcW2 – Protecting Employment Sites

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Development

PLANNING CONSIDERATIONS

The principle of the proposed development

The application site is located within the settlement boundary and an established industrial estate where B8 uses are supported by Policy EcW2 of the LDP. Therefore, the principle of converting and utilising the remaining part of the site for uses falling within use class B8 is considered to be acceptable subject an assessment of the material planning considerations set out below.

Impact on character and appearance

The entrance of this estate has been well landscaped and is quite attractive in terms of its appearance. However, as one travels through the estate in a south to north direction, the character becomes more diverse and sporadic in nature. As a result, there is no defined character to which this development could relate to. Recent developments have resulted in a number of storage units being constructed throughout the estate. Whilst these sites are located throughout the estate in a somewhat sporadic manner, they do help to bring some form of coherence to the area. This application would result in an additional four units being added to a site where 8 units have already been erected. Their appearance is very similar to the existing units and their siting adjacent to an existing storage yard causes no detriment to the visual amenity of the estate. As such, the scheme is visually acceptable and is in accordance with Policy SW11 of the LDP.

Residential amenity

In terms of residential amenity, the application site is situated in the middle of an established industrial estate. The nearest residential property (Willows House) is located

approximately 110m to the south of the site. At this distance, it is not considered that the proposal to utilise the remaining part of this land for storage purposes falling within use class B8 would adversely impact upon the amenities of these properties.

Highway safety

The proposed development is located off an existing highway which has a carriageway width of approximately 5m. Access to the site would be achieved by moving the existing 6m wide gate to the centre of the southern boundary. While it is appreciated that the positioning of the access gate in relation to the existing and proposed units (11 and 12) would hinder parking directly to the front of units 1-3, this application proposes a reduction in the number of units when compared to the previous permission which proposed a total of 16 units on the site. Taking this into consideration together with the fact that the buildings are to be used for storage purposes, it is not considered that the arrangements of the buildings on the site would be unacceptable. Moreover, the reduction in the number of units allows for adequate space to be provided for parking to the north of units 9 and 10. In light of this and given that the Engineering and Traffic Group Leader has raised no highway objection to the application, the proposal is acceptable from a highway safety point of view.

Other matters

Flood Risk

The consultation response from Natural Resources Wales (NRW) confirms that the application site lies entirely within a C2 flood risk zone and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial outlines of the River Taff, a designated main river. Their response acknowledges that this application is not been supported by a flood risk assessment (FCA). However, the previous application (P/18/0065) was approved following a detailed review of a FCA prepared by Wallingford Hydrosolutions. Taking into account that this application does not propose an increase in footprint from the previous application, NRW raise no objection to the scheme, subject to the developer being made aware of the potential flood risks associated with the development. As such, it is considered that the risks of flooding associated with this development can be appropriately managed.

Conclusion

In conclusion, it is considered that the proposal to utilise the land for uses falling within B8 use classes is acceptable. Having regard to the existing context of this estate, it is considered that the proposal would have an acceptable impact on the character and appearance of the area. The access and off road parking provision being provided with the application is also considered to acceptable and it is not considered there would be an adverse impact on residential amenity.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing DSS1020/2 of 2 received on 02.11.2020

Drawing DSS1020/1 of 2 received on 17.11.2020

Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

3. No Surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

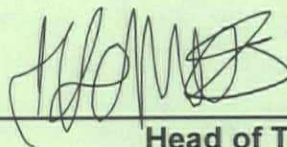
Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1. The developer's attention is drawn to the advice provided by Natural Resources Wales during the application process regarding the risks of flooding to this site.
2. The applicant/developer is advised to contact Dwr Cymru Welsh Water (0800 085 3968) prior to commencement of the development. Some public sewers and lateral drains may cross the application site. The presence of such assets may affect the proposal.

Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

3/12/20